

**Farmington City
Planning Commission
January 10, 2019**

Study Session: Chair Connie Deianni, Commissioners Roger Child, Russ Workman, Amy Shumway, Rulon Homer, Shawn Beus, Community Development Director Dave Petersen, Associate Planner Meagan Booth and Recording Secretary Brittney Whitecar.

David Petersen introduced the new Planning Commissioner, Greg Wall, as well as the new alternate Planning Commissioner Mike Plaizier.

Item #3. Craig North (Public Hearing) - Applicant is requesting a recommendation for Preliminary (PUD) Master Plan and/or schematic plan approval for the proposed North Cottonwood Creek Subdivision consisting of 16 lots on 5.01 acres located at approximately 35 North 400 West in the OTR (Original Townsite Residential) zone. (S-27-18)

Dave Petersen introduced the item. The developer has a plan, and an alternative plan and a third plan available to the public at this time with different lot sizes as well as State Street lots with 400 West access, vs State Street access without State Street lots. Dave said that the second plan that the developer has provided is a PUD (Planned Unit Development), so it is at the discretion of the Planning Commission and staff whether or not to approve. The developer is looking for input as to which option is preferred and is okay with tabling the item if needed.

Item #4. Phil Holland/ Wright Development Group (Public Hearing)-Applicant is requesting a recommendation to rezone up to 17. 72 acres of property from A (Agriculture) and LS (Large Suburban) to CMU (Commercial Mixed Use) and LR (Large Residential) located north of the north end of Lagoon Drive (north of Park Lane) and west of Main Street at about 900 North and a recommendation for schematic plan approval for a 74 lot subdivision at the same location (Z-10-18 and S-26-18)

Dave Petersen said this phase of the proposal encompasses 17 acres. The underlying zone is currently A (Agriculture) and LS (Large Residential). The Developer would like to rezone the property to CMU (Commercial Mixed Use) and LR (Large Residential) per the Sub-Area Master Plan to blend uses. Connie Deianni expressed concern with changing the zoning because CMU leaves the possibility of unforeseen development in the future should the proposed development not take place. Dave Petersen said the city is only dealing with 17 of the 85 total available acres right now and will go piece by piece.

This is adjacent to the possible Main Street OTR stretch and the developer has taken this into account and by retaining an LS (Large Suburban) area lining the back of the OTR zone. The developer provided Main Street access as required by the City Subdivision Ordinance because there is a huge stretch from State to Shepard with no West access, exceeding the 1,000 ft. block length ordinance.

Dave Petersen defined patio homes, which are multi-level single family homes of various sizes placed fairly close together, generally maintained under HOA's. Patio homes are part of the proposed plan, intended to be built in the proposed LR zone. The proposed CMU zone will encompass multi-family homes on the East side of the street, and commercial buildings on the west side of the street as shown on the Schematic Plan. The street is intended to be a natural separation between the residential and commercial sections of this development.

Dave Petersen explained the Main Street OTR stretch that the City has proposed to property owners. The possible OTR zone would include all the homes on Main Street from State Street up to Shepard Lane. This would stretch the OTR zone further north to include many historic homes. Dave said the first meeting between the City and the Main Street property owners took place in October, 2018 and seemed to be well received.

Amy Shumway expressed concern that the Schematic Plan shows no open space near the patio homes or multi-family homes. **Dave Petersen** said that the Sub-Area Master Plan doesn't necessarily require it, but open space may be provided in some of the other 80+ acres to be developed in the area.

Item #5. Nick and Sonja Nielson (Public Hearing) - Applicant is requesting conditional use permit approval for a secondary dwelling unit within their home located at 843 South Snowberry Lane (925 West) in an AE (PUD) zone (C-11-18)

No comments were made.

Item #6. Miscellaneous, correspondence, - Oakridge Dental Traffic Study Report Results

No Comments were made.

REGULAR SESSION

Connie Deianni opened the meeting at 7:08 PM

Dave Petersen went over the City Council minutes from 1/8/19.

1. New Planning Commission Member Greg Wall and alternate Planning Commission member Mike Plaizier
2. 1525 W. Church Schematic Plan

Connie Deianni introduced new Planning Commission member, **Greg Wall**.

Item #3. Craig North (Public Hearing) - Applicant is requesting a recommendation for Preliminary (PUD) Master Plan and/or schematic plan approval for the proposed North Cottonwood Creek Subdivision consisting of 16 lots on 5.01 acres located at approximately 35 North 400 West in the OTR (Original Townsite Residential) zone. (S-27-18)

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Connie Deianni introduced the item. The minimum lot size in the OTR zone is 10,000 Sf. **Dave Petersen** showed the vicinity map and schematic plan. Said the Robinson and Clark families have owned this property for a few generations. The developer has provided three plans. One plan with access from State Street that has a stub street to the East that may be connected to 200 West at some point in the future. Another plan provides accesses through 400 W., not state Street and has two approximately 60 ft. wide lots facing State Street. The applicant is looking for the City's input.

Dave Petersen read a letter from Lagoon expressing concern about the subdivision access on 400 West, as the Lagoon Traffic is already heavy there.

Dave Petersen read a letter from neighbor **Alysa Revell** regarding Historic Preservation. The letter refers to code 11-39-050. Dave said the code exclusively refers to buildings, not to subdivision plans. He said that any proposed homes on State Street will have to meet the criteria of the historic district when they reach the building permit stage. Dave said the Planning Commission is welcome, but not obligated to contact the Historic Preservation Commission to get clarification on the subject.

Craig North 6161 South 1375 East, South Ogden, UT explained that they came up with three plans, including a PUD option, that portray different frontages and setbacks. **Russ Workman** asked Craig if they would be willing to propose fewer lots and delete the need for a PUD. **Craig North** said yes, they could but it wouldn't be as financially feasible. **Russ Workman** asked if there were no PUD requested, would the PC have any discretion regarding this application. **Dave Petersen** said no, if the subdivision complied perfectly with the underlying zone, the Planning Commission would have no reason to oppose, keeping in mind that all homes built would have to meet the standards to obtain a Historic Preservation Certificate.

Garn Carrol 382 W. State Street, Farmington, UT said that development in this location hasn't succeeded in the past because of sewer issues. Garn said the last investors interested in this property wanted to drain the sewer to 400 west, but there was no sewer line there. As an adjacent property owner, he expects the developer to consult him to ensure that there will be no effect on him. He then asked if he could tap into the sewer line of the new development, as he currently shares a line with the adjacent duplex.

Jerry Johnson 335 W. State Street, Farmington, UT – expressed distaste for the 60 ft. wide lots and said the house next to him is already too big for the lot it's on. Said it would be ironic to put small lots in a historic lot on top of a floodplain. Jerry said he is skeptical that appropriate homes for the area would be put on these lots, as he believes that as of recent the home standards in the area have been low, and the area is a floodplain. Jerry closed by saying he believes that Farmington is seeing its Historic endings in 2019.

Adam Leishman 54 E. 200 S., Farmington, UT Speaking on behalf of Lagoon. Adam said Lagoon has been required to keep their development away from residential areas so he's concerned that this is creeping up on Lagoon's campground space. Concern about noise and access at 400 W. because traffic around Lagoon is already heavy, particularly around drop-off and pick-up hours.

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Dorothy Arnold 340 W. State Street, Farmington, UT. Said she owns an isolated property right now with an abandoned house next door and one of the proposed buildings lots on her other side. Says she's been there since 1977. She explained the increased traffic as development has taken over Farmington. It has become very difficult to get into and out of her driveway. She feels this development would include "dumping" more houses down that add traffic to State Street. She then said she's not opposed to residential development, she just wants people in her corner looking out for her.

Roger Child asked **Dorothy Arnold** if she has been a part of the Historic Preservation District. She said absolutely but the will is a little weak with certificates for new homes in the historic zone as there is pressure to comply with new ideas. She said there are houses near her in the historic zone that don't fit in there at all and are made of cheap materials and she feels like she is looking at a Motel 6 when she looks at the home across the street from her that has somehow been allowed in the historic zone.

Loren Clark, 1175 S. Haight Creek Dr. UT, said his father owned the property in question before him and has been approached by several investors through the years. Says that Craig North is vested because he is not only the developer, but possible future resident of the development. Loren prefers the 400 West access over the State Street access.

Nathan Clark 1757 N 2275 W Clinton, UT said he grew up at 368 W. State Street. Said he appreciates people wanting to respect the history, but says the land is essentially useless as-is and so he supports development, as to utilize the land. He would suggest no access from State Street, as not to disturb the State Street neighbors. They really want to develop this properly and want input from the citizens about how to best do so.

Sally Clark former resident and current owner of 368 W. State Street, Farmington, UT said that she knows their property is an eyesore and would like to fix it. Feels that Craig North has done a good job to help them achieve some good development ideas.

Spencer Clark 118 E. 600 S. Kaysville, UT said this is being proposed to try to help make State Street nice and wants to keep impact to State Street minimal. He said part of the funds earned from this development will be used to fix up Sally Clark's home at 368 W. State Street. Spencer said that access through State Street is just one of several plans being presented and doesn't mean to cause anxiety to the nearby property owners. The Clark family wants to create a classy development. Said that they had worked with a prior developer, but that developer really wanted to focus on density. The Clark's don't necessarily want high density, just decent, cost effective development. Says they are willing to consider input from the City and Planning Commission.

Matt Clark, 1577 S 250 E. Kaysville, UT is excited that the owners may be able to use the funds from this development to fix up the Alamo House on State Street. Matt Appreciates Craig North's flexibility.

Connie Deianni closed the public hearing at 7:59 PM.

Connie Deianni asked **Craig North** about the sewer issue. **Craig North** said that they've gone through an elaborate sewer design with Central Davis Sewer. Says the sewer would come through the lot lines,

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North-ward under the creek and trail, then head west behind the North back yards. Says it is expensive and has required several surveys so far. Will drain down west to the frontage road. **Rulon Homer** asked about culinary water. **Craig North** said they haven't designed that yet, but there are ideas.

Connie Deianni asked about the floodplain that was brought up. **Dave Petersen** said that the floodplain is all to the north of the subdivision and the lots on the plans meet FEMA standards.

Connie Deianni spoke about the proximity to Lagoon. **Craig North** said that they can put something in writing about that.

Connie Deianni expressed concern about the 2 proposed 60 ft. wide lots on State and asked if they could simply dissolve those. **Craig North** said they need the lots to validate the price of the land but appreciated the question.

Greg Well asked about the 400 W. access because there is a solid yellow line. Would people headed south be able to take a left turn into the subdivision? **Dave Petersen** said the City's traffic engineer could look at it to find a solution.

Greg wall asked about a sound barrier to protect the subdivision from the sounds of Lagoon. **Craig North** said they have no plan regarding that.

Roger Child asked if the developer has spoken to the neighbors next door to the proposed 60 ft. lots. **Craig North** said that the Arnold's are the only neighbors adjacent, but no they haven't spoken.

Shawn Beus noted that the State Street access plan seems to concern the neighbors. **Dave Petersen** said they were just exploring options, but the State access allows for wider lots throughout the entire subdivision.

Roger Child asked about the 1,000 ft. dead end rule and **Dave Petersen** said these yield plans are all under 1,000 ft. in length. When the subdivision connects to 2nd West in the future, it would delete the cul-de-sac anyway.

Connie Deianni suggested including a condition to consult the Historic Preservation Committee regarding building lots.

Motion:

Amy Shumway made a motion to table the item to allow time for the applicant to consolidate his ideas, and consult the Historic Preservation Committee. **Russ Workman** seconded the motion which was unanimously approved.

Item #4. Phil Holland/ Wright Development Group (Public Hearing)-Applicant is requesting a recommendation to rezone up to 17.72 acres of property from A (Agriculture) and LS (Large Suburban) to CMU (Commercial Mixed Use) and LR (Large Residential) located north of the north end of Lagoon Drive (north of Park Lane) and west of Main Street at about 900 North and a recommendation for schematic plan approval for a 74 lot subdivision at the same location (Z-10-18 and S-26-18)

Dave Petersen reviewed the staff report and said this is one section of a larger development. This item is 17 acres of an 85 acre whole. Dave reviewed the Yield Plan, which shows a thought-out blend of townhomes, single family homes, and commercial buildings. He reviewed the staff report to allow the Planning Commission to make informed decisions. In order to blend the densities, the applicant has to present a PUD (Planned Unit Development). **Dave Petersen** said that the text on the Sub-Area Master Plan is important to this development, as the developer has proposed his zone change to match it.

Dave Petersen read sections of a letter from **Dave Dixon** that said the current proposed development is much better than the developer's previous plan, which included an area of higher density housing with shared driveways. He said the small lots with patio homes, as shown on the current yield plan, may help provide much needed affordable housing.

Dave Petersen said there has been concern shown from citizens regarding including access from this subdivision into Main Street. Dave said that such access is consistent with the master plan because there are currently no West turns on Main Street from Park Lane all the way to Shepard Lane, which exceeds the maximum city block size of 1,000 feet.

Phil Holland 1178 Legacy Crossing Blvd. Centerville, UT said he presented to the Planning Commission in March of 2018 discussing the Sub-Area Master plan and the 2004 General Plan. The 2004 plan was why he modeled the development how he did. He had mentioned at the time some Farmington household statistics. Since that time there has been a major stir in Utah called the Gardner Business Review, which states that since 2010, Utah has only built ¼ of the homes needed to meet population growth, creating a housing crisis. Phil mentioned that the Master Plan allows for CMU on the whole section, but he wants to be a responsible developer and add some diversity in the area. Phil said that he has experienced a lot of pushback from the public whenever developing in Farmington, but Phil sees the housing crisis and knows that the growing population needs places to live. Says he has really thought through this and tried to present a positive environment with this development. He said some of these will be private streets so they won't be very wide. Phil showed a sample of the single family homes they intend to create that currently exist in Park City. They intend to create a 15 ft. buffer along Lagoon Drive for landscaping. Phil says he has no opinion on the Main Street access, but it is part of the City's subdivision ordinance.

Rulon Homer asked how many square feet the patio homes would be. **Phil Holland** replied that they may range from 1800 sf to 4,000 sf.

Greg Wall asked what the road widths are. **Phil Holland** said they are on the plans and they range from 24 ft. to 66 ft. wide.

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Connie Deianni opened the public hearing at 8:55 PM

Howard Hess 947 N. Main Street, Farmington, UT said that a commercial development and patio homes don't meet the character of the area and would like to see the home owners of Main Street have a say in what happens near their lots.

Jay Hess 921 N. Main Street, Farmington, UT said he would like to see this property developed properly. Thinks that drainage from Main Street could be an issue and brought up that there is a spring on this area.

Eric Aston 1033 N Main Street, Farmington, UT asked if a traffic study has been done and doesn't think it would be appropriate to re-zone without a traffic study. Appreciates a residential proposal vs a business use proposal and doesn't understand why the zone is not all being changed to residential if homes are going there. Expressed concern that he cannot see any sidewalks or open space on the plans. Said that 24' street easements are too small and believes the City should zone for the intended use.

Inger Erickson 1307 Meadowbrook Ct., Farmington, UT said that people become angry with their City government because they feel the city is disengaged. Asked that the Planning Commission make decisions through the various perspectives of the citizens. She said a developer doesn't take citizens into consideration or understand quality of life. Says the Planning Commission should meet the citizen's expectations.

Lori Connover 467 Quail Run Road, Farmington, UT said that a traffic study should be done and wants to make sure that the City re-zone's this land properly as not to leave the space open to unknown future uses. She wants to see large residential, and not commercial uses go into this area.

Matthew Hess 572 S. Woodland Hills Dr. Bountiful, UT is one of the landowners of this land. Said he and his brother have farmed this land for many years. Matthew says the farm equipment is sold and they have no intention to continue farming their land. In the future, the property will either go unattended, or be developed. Feels like he's been good to the community and asks, in turn, to be treated fairly by the community with this development and the thought that has gone into following the City's master plan.

Sheryl Nebroski 878 N. Main Street, Farmington, UT is concerned about the people driving out of the development onto Main Street since her property is right next to the proposed connection. Says it will be very hard to get out of her driveway with that road there. Sheryl is worried that developing every piece of open property in Farmington doesn't take wildlife into consideration and said 20 deer have been killed in front of her house in the last few years.

Tom Cronin 452 Welling Way, Farmington, UT asked how many units are being proposed. **Phil Holland** said 73 lots are being proposed.

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David Owens 938 North Main Street Farmington, UT opposed “throwing” a bunch of homes in the back yards of the citizens of Main Street and likened lining homes on the East side of the proposed development to putting lipstick on a pig. As a general statement, David expressed his opposition of the development.

Cherie Thorsness 902 North Main Street, Farmington, UT was very angry to see more density being proposed in Farmington and expressed opinion that Farmington is not the community in which to worry about the housing crisis. Says that there are other places to build, but her community not the place. She sees how backed up traffic is on Main Street and said that adding 73 new homes to the area would make it worse. Cherie would like to see a few large residential lots go into the property.

Ron Nebroski 878 N. Main Street, Farmington, UT asked if the area lining Main Street will stay single family lots. **Dave Petersen** said yes. **Ron Nebroski** asked if the two roads connecting to Main Street on the development are the only streets between Park Lane and Shepard. **Dave Petersen** said yes.

Connie Deainni closed the public hearing at 9:20 PM.

Greg Wall asked how garbage collection would be managed on the private roads. **Phil Holland** said they would bring their cans out to the public roads. **Greg Wall** asked if on-street parking would be allowed on the skinny roads. **Phil Holland** said no but they would create some spots for guest parking. **Greg Wall** asked about the traffic study. **Phil Holland** said he did a traffic study for Ph. 1 about three years ago. **Phil Holland** said that between an arterial and connector road, the impact was minimal.

Amy Shumway expressed concern with mixing CMU with LR in this zone as she feels it leaves things a little muddy, especially if Phil were, for some reason to become uninvolved with the project. She said in similar areas there is plenty of open space like parks and green space, but this plan doesn't show much open space.

Rulon Homer expressed concern with the commercial use, as it leaves the area open to many currently unknown uses. **Phil Holland** reiterated that CMU is on the City's General Plan and was never the idea of developer. He stated that he is trying to keep commercial away from Main Street by lining Main Street with homes, even though the general plan allows for CMU – which allows business. Phil has put a lot of thought into blending density and use appropriately.

Russ Workman proposed the idea of re-zoning the entire area north and east of Lagoon Drive to R (Residential), ensuring that Phil would still be able to develop his proposal. **Phil Holland** said he was open to it and asked Russ Workman if the CMU zone designation was the only thing effecting his proposal. **Russ Workman** said yes and **Amy Shumway** said that was what was concerning her as well.

Dave Petersen said he may have a solution to resolve the CMU vs R zone issue and would like to speak with the developer another time or in a private conversation.

Shawn Beus said he appreciates that Phil has tried to align his application with the master plan but said that it sounds, from Dave, like there may be another way to accomplish this.

Connie Deianni asked how 3300 sf. lots would be allowed in an LR zone. **Dave Petersen** said it would be through a PUD. **Connie Deianni** addressed the traffic study and said that she is concerned with the traffic and would like to see a traffic study done as the local population currently stands.

Roger Child said he appreciates the involvement that Phil has had with neighbors and appreciates detached housing.

Greg Wall asked, regarding the letter from Dave Dixon, if all houses could be accessed by public street. **Phil Holland** said they tried, but couldn't make it work without driveway accesses onto Lagoon Drive.

Phil Holland asked Dave Petersen to present a possible compromise but Dave declined. **Phil Holland** then requested a recess to discuss the issue with Dave in private.

At 9:48 PM, **Connie Deianni** granted a recess and invited the Planning Commission to move to Item #5.

Item #5. Nick and Sonja Nielson (Public Hearing) - Applicant is requesting conditional use permit approval for a secondary dwelling unit within their home located at 843 South Snowberry Lane (925 West) in an AE (PUD) zone (C-11-18)

Meagan Booth read the findings which state that the proposed use complies with a conditional use in the zone.

Nick Nielson 43 Snowberry Ln. Farmington, UT says he has applied for a conditional use permit to rent out his basement until his children grow up and use it. He explained that the family would be very specific about who they would allow to rent out the home. Has come across problems with the meter and electrical separations between the upstairs. Nick would like the separate meter building code be re-considered since they can't make it work. Says that 8 of his 11 close neighbors have signed a petition in favor.

Russ Workman asked what Nick knows about any objections that the Planning Commission may hear. **Nick Nielson** said their next-door neighbors have written a letter of concern. Concerns include increased trash cans, possible character of the renters, off-street parking. Nick said he has taken these into consideration and has a wide driveway, plenty of fenced in area to put trash bins.

Shawn Beus said that him being part of this would be a conflict of interest, as he is in the process of an accessory dwelling as well, so he excused himself from voting on this item.

Connie Deianni opened the public hearing at 10:01 PM

Gavin Baker 857 S. Snowberry Lane, Farmington, UT expressed safety concerns for having a renter in a basement. He also is concerned about parking and garbage cans. He would not like to see parking occur on the street.

Matt Perdie 834 S. Snowberry Lane, Farmington, UT has lived in Farmington for 11 years and doesn't think this proposal fits in to that. He doesn't want to see people that aren't good enough to own their own

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home in their neighborhood. He thinks renters are lazy and will park in the street. He expressed concern about increased traffic from more residents.

Sonja Nielsen 834 Snowberry Lane, Farmington, UT brought the neighbor petition to the stand with approval signatures. She said that with 5 children of her own, she will be very picky about who she rents to. Sonja said that she is happy to help friends who are under hard times by letting them rent her basement. She said that her neighbors, who have expressed concern, have people living in their basement, so she disagrees with their concern.

Connie Deianni closed the public hearing at 10:10 PM

Dave Petersen said that this is a conditional use in the area, so in order to deny this, the Planning Commission would have to have sufficient reasons, so he doesn't think that a few neighbors being against it will not be enough to deny – just add conditions.

Connie Deianni mentioned the meter issue to Dave, who said this would be a matter that would have to be handled by the building official.

Shawn Beus mentioned the home price issue and believes that secondary dwelling units are helpful to people who are of lower income but need good places to live. Russ said it is important to consider issues and appreciates people that get conditional use permits and do things correctly.

Motion:

Roger Child made a motion to approve the Conditional Use Application for the secondary dwelling in accordance with all applicable Farmington City Ordinances and development standards, as well as conditions 1 – 2 and findings for approval 1 - 4, Adding a condition that trash cans be contained behind the fence or in a garage.

Russ Workman seconded the motion, which was unanimously approved – minus Shawn Beus, who was excused from the vote.

Conditions:

1. The property shall meet all requirements of the building code prior to occupancy in the apartment.
2. The applicant must meet the standards for secondary dwellings set forth in section 11-28-200 of the Zoning Ordinance.
3. All garbage and recycling receptacles used for the secondary dwelling must be contained in the garage or behind a fence.

Findings for Approval:

1. The proposal complies, or will comply, with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
2. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.

The Planning Commission referred back to item #5.

Dave Petersen had the idea that the City re-zone the entire property north and east of Lagoon Drive to R, then strip the residential rights off of the West side where the commercial buildings would go, which area the city would rezone CMU, then allow the developer to shift this density to the residential side via TDR (Transfer of Development Rights) agreement with the City enabling him to implement the plan more or less as presented. That way, the developer is held to the residential use on the East side, and held to the commercial use on the West side of Lagoon Drive.

Connie Deainni was enthusiastic about this so that the unknown possibilities brought up by a CMU zone no longer exist. Shawn thinks this is a good compromise.

Motion:

Shawn Beus made a motion to recommend the approval of a rezone to R (residential) on the north and east side of Lagoon Drive, and CMU on the West side and arrange for a TDR (Transfer of Development rights) to transfer the density between the West to the East sides of Lagoon drive on the proposed subdivision, and a recommendation for schematic plan approval.

Russ Workman seconded the motion, which was unanimously approved.

Item #6. Miscellaneous, correspondence, - Oakridge Dental Traffic Study Report Results

At 10:25 PM, **Shawn Beus** made the motion to adjourn the meeting. **Roger Child** seconded the motion, which was unanimously approved.



Connie Deainni
Planning Commission Chair